

# **Suttons Bay Township Planning Commission Annual Report 2021**

*May 2021 to April 2022*

The Suttons Bay Township Planning Commission's Annual Report is presented to the Township Board every June. The Annual Report outlines the Planning Commission's work accomplished or in progress. With the pandemic carrying over into 2021, Zoom was still used for meeting purposes but since transitioned to in-person meetings with Zoom still available for public use. This period of time also saw Patti Miller replace Amy Coleman on the Planning Commission.

## **Zoning Ordinance Overhaul**

The main focus of the Planning Commission over the last year has been on completing the overhaul of the Zoning Ordinance. The Planning Commission took their time to craft a Special Events article that met the needs and desires of the Township over the course of a few meetings. They also considered their Land Use Map if there were areas where expanding residential opportunities existed.

On December 7, 2021, a full draft Zoning Ordinance was released for Planning Commission review. The full document is nearly 200 pages and the Planning Commission is nearing completion of its initial review of the plan. After some questions are answered, revisions are made to the draft, and the Planning Commission approves, the draft Zoning Ordinance will be sent out for legal review. After legal review and necessary revisions to ensure legal compliance, the Zoning Ordinance will begin its process for approval, which includes a public hearing and Township Board approval.

## **Site Plan Review - Public Hearings**

Although not as busy as years past, the Planning Commission reviewed 3 site plans and held 2 public hearings. In January of 2021, the Planning Commission was approached for a change of use from residential to commercial at 1274 South Peck Road. After multiple meetings, on June 1, 2021, it was the decision of the Planning Commission that the request be denied based on the site plan not meeting components of Article 19: Site Plan Review.

Also on June 1, 2021, the Planning Commission was asked to consider a Homestretch Non-Profit Housing Corporation request for a proposed eight (8) unit multi-family development at 525 North Marek Road. They scheduled a July 6, 2021 public hearing at which they approved, with conditions, a special land use permit to construct the requested eight unit multi-family project. The Planning Commission also placed a 2 year expiration date if a land use permit or meaningful progress had not been achieved that could be extended by an additional 2 years with written request.

At the April 12, 2022 Planning Commission Special Meeting, the Planning Commission opened a public hearing to consider a special land use permit and site plan review for 9 Bean Rows seasonal worker housing requests. There was still more information needed to fully consider the request, so the public hearing was tabled until the following month.

**Other Planning Commission Considerations**

- The Planning Commission has discussed the need to examine solar power in relation to the Zoning Ordinance. It was determined that this would take place after the completion of the Zoning Ordinance Overhaul project.
- Other items the Planning Commission would like to consider include food trucks. Again, this item would be discussed after the Zoning Ordinance Overhaul is completed.
- Some Planning Commission members have taken advantage of training opportunities provided by Michigan State University Extension or Leelanau County Planning Commission on topics such as Right to Farm and Solar.

**Respectfully Submitted by the Members of the Planning Commission:**

<b>Chair</b>	<b>Dennis Rathnaw</b>
<b>Vice-Chair</b>	<b>Don Gregory</b>
<b>Secretary</b>	<b>Dee McClure</b>
<b>Members</b>	<b>Rhoda Johnson</b>
	<b>Tom Nixon</b>
	<b>Doug Periard</b>
	<b>Andy Brandt</b>
	<b>Patti Miller</b>
	<b>Vacant</b>

**Planning & Zoning Staff:**

**Mathew Cooke, Planner, Networks Northwest**  
**Steve Patmore, Zoning Administrator**

Memo to Suttons Bay Township Planning Commission  
For May 3, 2022 PC Meeting

From Steve Patmore, Zoning Administrator

- As you are aware, Leelanau Watersports, LLC, filed an appeal in Circuit Court of the 2022 Suttons Bay Township ZBA appeal decision and 2021 Planning Commission decision to deny the Site Plan.
- This appeal was reviewed by Suttons Bay Township Attorney, Tim Figura, along with the Plaintiff's attorneys and Judge Elsenheimer.
- The Suttons Bay Township Board recently consented to the legal recommendation that the Site Plan be referred back to the Suttons Bay Township Planning Commission for review, and the ZBA decision be set aside.
- Judge Elsenheimer then signed this Order remanding the Site Plan back to the Planning Commission for review.
- The Planning Commission must now re-review the Site Plan and base a decision on Findings of Fact with references to the zoning ordinance.
- The legal issues with the previous denial included:
  1. The denial referred to sections of the zoning ordinance that were determined to be not applicable or difficult to defend.
  2. The Planning Commission denial did not include written findings of fact, some of which were presented in the staff report but not adopted.
- Proposed Schedule of Review:
  1. May 3, 2022: Introduction, Distribute Materials, and schedule special meeting
  2. May 17, 2022: Special PC Meeting for Site Plan Review
  3. Continuation if necessary at future meeting.
- Our township attorney will be available to assist the planning commission during this review.
- A more detailed background will also be provided to assist the newer PC members and re-fresh our memories on the prior Site Plan Review.

STATE OF MICHIGAN  
IN THE 13<sup>TH</sup> CIRCUIT COURT FOR THE COUNTY OF LEELANAU

PATRICK OTTO and  
LEELANAU WATERSPORTS, LLC,

Appellants,

V

FILE NO. 22- 10807 -AA

SUTTONS BAY TOWNSHIP,

Appellee.

\_\_\_\_\_ /

Lorri B. King (P42564)  
Rachel Westmaas (P85383)  
Law Offices of King & King, PLLC  
Attorneys for Appellants  
140 Paluster St.  
Cadillac, MI 49601  
231-779-9000

Timothy J. Figura (P79499)  
Figura Law  
Attorney for Appellee  
PO Box 447  
Empire, MI 49630  
231-326-2072

**STIPULATION AND ORDER FOR REMAND**

At a session of said Court held in the  
Circuit Courtroom, Leelanau County, Michigan  
This \_\_\_\_ day of \_\_\_\_\_, 2022

PRESENT: KEVIN A. ELSENHEIMER, CIRCUIT COURT JUDGE

This matter having come before the Court upon the filing of Appellant's Claim of Appeal and the parties' stipulation, and the Court being fully advised in the premises therefore;

IT IS HEREBY ORDERED AND ADJUDGED that the Suttons Bay Township Zoning Board of Appeals determination dated January 26, 2022 is hereby vacated.

IT IS FURTHER ORDERED AND ADJUDGED that this matter is remanded to the Suttons Bay Township Planning Commission for further review and proceedings.

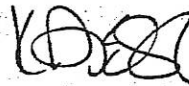
IT IS FURTHER ORDERED AND ADJUDGED that upon further proceedings, the Suttons Bay Township Planning Commission may affirm, reverse, or modify its prior decision regarding the site plan submitted by Appellant. However, the Suttons Bay Township Planning Commission is specifically ordered to establish written findings of fact,

specify the competent, material, and substantial evidence that support its findings, and state the grounds upon which it justifies its decision, with specific citations to the Suttons Bay Township Zoning Ordinance. The Suttons Bay Township Planning Commission must specifically set forth written findings as to what specific portions of the site plan do not meet the Planning Commission's approval, with references to the Zoning Ordinance, and provide reasons why those portions of the site plan do not meet approval. The Planning Commission must and is specifically ordered to specify in writing what changes to the site plan may be made to elicit approval, with specific citations to the Zoning Ordinance.

IT IS FURTHER ORDERED AND ADJUDGED that the Suttons Bay Township Planning Commission shall review its prior decision as to site plan submitted by Appellant no later than its first regularly scheduled meeting following the entry of this Order. If no regularly scheduled meeting is set to occur within 30 days of this Order, then the Suttons Bay Township Planning Commission shall schedule and hold a special meeting to comply with this Order within 30 days of the date of entry of this Order.

IT IS FURTHER ORDERED AND ADJUDGED that no further proceedings of this Court shall take place regarding this matter while the Suttons Bay Township Planning Commission and/or Zoning Board of Appeals is reviewing the prior decision as to the Appellant's site plan. Upon review, a supplementary record of any and all decisions (including the written findings of fact; competent, material, and substantial evidence supporting those findings, and grounds upon which the decision is made with specific citations to the Suttons Bay Township Zoning Ordinance) regarding this matter must be immediately submitted to this Court by Suttons Bay Township pursuant to MCL 125.3606(2). This Court specifically retains jurisdiction to review the existing record and the supplemental record under MCL 125.3606(2). If after review by the Planning Commission and/or Zoning Board of Appeals, no further review by this Court is necessary, Appellant shall submit an Affidavit so stating along with a stipulation or an Order closing this case to be entered pursuant to MCR 2.602(B).

IT IS SO ORDERED.

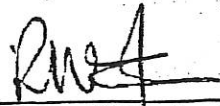


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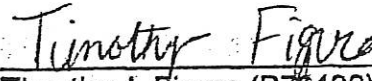
Dated: \_\_\_\_\_, 2022

KEVIN A. EISENHEIMER, CIRCUIT COURT JUDGE, P49293  
HON. KEVIN A. EISENHEIMER (P49293)

Approved as to form and content:



Rachel Westmaas (P85383)  
Attorney for Appellants



Timothy J. Figura (P79499)  
Attorney for Appellee

up permission  
RW  
See attached

Prepared by:  
Rachel Westmaas (P85383)  
Law Offices of King & King, PLLC  
140 Paluster St., Cadillac, MI 49601

**SUTTONS BAY TOWNSHIP  
PLANNING COMMISSION**

**ZONING REPORT**

**APPLICATION FOR SPECIAL LAND USE PERMIT**

**9 Bean Rows, LLC**

**PROPOSED SEASONAL WORKER HOUSING**

**For May, 2022 Continuation of PC Hearing**

**Prepared by Steve Patmore, Zoning Administrator**

**I. REQUEST**

Request from 9 Bean Rows, LLC for a Special Use Permit to construct and operate four, one-bedroom seasonal worker housing units on approximately 28 acres of agriculturally zoned property at 8896 & 9000 E. Duck Lake Road in Suttons Bay Township.

The Application includes the following Site Improvements:

- Construction of four (4), one-bedroom cabins to be used as seasonal worker housing.
- Driveway from the existing 9-Bean Rows driveway to the proposed cabins, and parking for the cabins.
- Water and septic systems for the four cabins.

**II. PROCESS**

Per the Zoning Ordinance ( Section 4.4.D) this Application requires a Special Use Permit / Site plan review by the Planning Commission.

For the Special Use Permit to be approved, the proposed use must meet the zoning ordinance requirements of the Agricultural District, General Conditions of the zoning ordinance, Standards for Special Land Uses, and Site Plan Review.

A Public Hearing was noticed for the April 5, 2022 Planning Commission meeting and notices were sent out to property owners within 300' of the subject property.

On April 5, 2022, the Public Hearing was started, and then adjourned until May 3, 2022 because a new revised site plan was submitted.



## **VII. FINDINGS OF FACT RELATED TO SPECIAL LAND USES:**

### **SECTION 20.8 GOVERNING STANDARDS**

In deciding to grant or to deny a special land use application, the Commission shall establish that the following standards shall have been satisfied, together with all other requirements of the Ordinance. The standards enumerated herein are intended to promote the intent and purpose of the Ordinance and to ensure that the land use or activity authorized shall be compatible with the zoning district, the adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the proposed land use. These standards shall ensure that the proposed land use or activity is consistent with the public health, safety and welfare of the Township.

Each of the proposed special land uses on the proposed location shall:

- A. Meet all the specific requirements of the particular special land use contained in the zoning district for which the special land use is proposed.

- Section 4.4.D Agricultural District – Seasonal Worker Housing will be reviewed separately.

*The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)*

- B. Be designed, constructed, operated and maintained so that such use will not change the essential character of the zoning district and surrounding vicinity in which it is proposed.

- Does the proposed use meet this standard? Are there conditions or limits?

*The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)*

### **C. THERE IS NO "C" IN THIS SECTION OF THE OFFICIAL ZONING ORDINANCE**

- D. Be served adequately by essential public facilities and services, including but not limited to highways, streets, off-street parking, police, fire protection, drainage district, refuse disposal, water and sewage facilities, schools, etc.

*The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)*

- E. Not unduly burden the capacities, or negatively impact public services and facilities affected by the proposed special land use, nor result in excessive additional public cost for the creation of facilities and services not otherwise available.

*The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)*

- F. Not adversely affect the natural environment, especially any creek, stream, lake, pond, wetlands area, floodplain or the groundwater.

- There are no known environmentally sensitive areas on this project site

***The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)***

- G. Not adversely affect farmland or farming operations, but to the extent practicable preserve it as open space or provide adequate buffering between the special land use and farmland.

- The proposed special land use would provide needed housing for agricultural workers.

***The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)***

- H. Demonstrate in the site plan that there exists sufficient protection to ensure that there will be no additional storm water runoff created by the proposed special land use; or that adequate and full measures have been taken to accommodate such storm water runoff on the proposed site location. For purposes of this standard the receipt of a Soil Erosion permit or Drain Commissioner's review shall satisfy this requirement.

- **Soil Erosion Permit should be a condition of approval**

- I. Provide that the special land use including off-street parking, loading and unloading areas, outside storage areas, and areas for the storage of trash, which face or are visible from neighboring property or public thoroughfares, shall be screened in accordance with Section 3.12 Landscaping, Greenbelts, Buffers, Screen, and Fences.

- **Any trash receptacles shall be screened by fencing.**

- J. Conform to the requirements of Section 3.18 Outdoor Lighting Standards.

- **Is any outdoor lighting proposed?**

- K. Not be hazardous to adjacent or neighboring properties, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or to adjacent and neighboring properties, through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

***The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)***

- L. Be in compliance with the requirements of the district in which it is proposed and with all other standards in this Ordinance, as well as with the requirements of the County Road Commission, County Building Inspector, County Drain Commissioner, District Health Department, Leelanau County Soil Erosion Control Officer, Suttons Bay/Bingham Fire Department, DNR, and other applicable Township, County, State, and Federal statutes.

***The Planning Commission finds that the proposed special land use (meets/meets with conditions/does not meet) this standard. (by consensus or by vote)***



9 BEAN ROWS SITE PLAN REVIEW

SUTTONS BAY TOWNSHIP

SUPPLEMENTAL MATERIALS

FOR MAY 3, 2021 PC MEETING

Eagle View Farms, LLC  
7360 E Partner Rd.  
Lake Leelanau, MI, 49653

Nic Welty  
9000 E Duck Lake Road  
Suttons Bay, MI 49682


**LEASE BETWEEN 9 BEAN ROWS AND EAGLE VIEW FARMS, LLC**

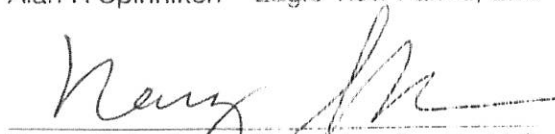
1. Leased land is **Parcel No. 011-018-002-15** Legal Description- PT SE 1/4 OF SE 1/4 LYING S OF DUCK LAKE RD (A/K/A M-204) SEC 18 T30N R11W 14.75 A M/L SUBJ TO AG & CONSERVATION PERPETUAL EASEMENT

Leased land will be used for growing crops and the raising of small animals (chickens, goats) Any additional uses shall be discussed and will be subject to mutual agreement

2. Rent \$3000 annually, paid each year by March 1st
3. Term- Commences on January 1, 2022 and expires on December 31, 2022
4. Insurance- You shall name Eagle View Farms, LLC as an additional insured under your Comprehensive General liability policy for all operations and activity you conduct on the leased land, providing us with a certificate evidencing such coverage when payment is due
5. Taxes- Eagle View Farms, LLC will be responsible for payment of real estate taxes upon the leased land
6. Costs- You shall be responsible for payment of all costs in connection with your operations, including employment matters, permits, improvement of land by fertilization, irrigation, etc
7. There will be no public parking allowed on the land. No storing of any sort of equipment or machinery or dumping of scrap materials on the land (including wood, cement etc)
8. No timber cutting per Conservation Easement Contract
9. Restoration- At the end of any leases between both parties 9 Bean Rows will restore the land by smoothing it and planting a cover crop

  
Alan R Spinniken Eagle View Farms, LLC

  
Nic Welty

  
Nancy Spinniken, Eagle View Farms, LLC

**Benzie County Office**  
6051 Frankfort Hwy, Ste 100  
Benzonia, MI 49616  
Phone: 231-882-4409  
Fax: 231-882-2204



**Benzie-Leelanau**  
**DISTRICT HEALTH DEPARTMENT**  
Caring for our communities  
www.bldhd.org

**Leelanau County Office**  
7401 E. Duck Lake Rd, Ste 100  
Lake Leelanau, MI 49653  
Phone: 231-256-0201  
Fax: 231-256-0225

## Commercial On-Site Sewage Permit

**Permit Issued to:**  
9 Bean Rows LLC  
9000 E Duck Lake Rd.  
Suttons Bay, MI 49682


**Mail Permit to:**  
Nic Welty  
9000 E Duck Lake Rd.  
Suttons Bay, MI 49682

Permitted Location:	
Address: 9000 E Duck Lake Rd, Suttons Bay	Permit Number: L22-062
County: Leelanau	Permit Type: Sewage Permit
Township: Suttons Bay Section: 20	Permit Issued For: Gravity + Lift - Conventional System
Subdivision: Lot:	Replacement or Repair: No
Parcel #: 45-011-020-006-00	Residential/Non-Residential: Commercial

Design Criteria		
4 Worker Housing Units - one worker per unit. 1 Public Restroom at u-pick station, and 1 Worker Restroom in Ag building.	Basement: No	Plumbing Fixtures in Basement: No
Garbage Disposal: No	Seasonal High Water Table: > 58 inches	

Soil Evaluation Results	
Depth	Soil Texture
0-6"	Loamy Sand Topsoil
6"-40"	Dark Orange Loamy Sand
40"-48"	Orange Loamy Sand
48"-55"	Brown Gravelly Loamy Sand
55"-58"	Light Brown Heavy Loamy Sand
@58"	Stopped by stones

System Design Specifications						
Septic Tank(s) Size (Gallons) = 1250-S and a 1250-D, plus a 325 solids pump chamber for the Egg Processing bldg - worker restroom waste.						
Design Type	Absorption Area	Size of Pipe	# of Laterals	Drained Dim.	Max. Depth of Bed Bottom	Pipe Spacing
Gravity Bed w/ lift pump	900 Sq. Ft.	4"	5	15' X 60'	10"	3'

  
Jim Reardon, M.Sc.  
Environmental Health Sanitarian

April 08, 2022  
Date Issued

- \* Permit Expires 2 Years from the Date of Issuance (April 07, 2024)
- \* Please be aware that other local or state permits maybe required (ex. Soil Erosion, Critical Dunes, etc.) prior to well installation.
- \* Proposed Changes to permit must be approved prior to installation. Call our office at the number listed above if you have any questions regarding this permit.

See Permit Requirements/Conditions & Site Plan Drawing on Page 2 or Attached

### Permit Requirements/Conditions:

- Maintain a minimum of 50' from all surface water to the Septic Tank(s) and Final Disposal System.
- Maintain a minimum of 10' from building foundations and 10' from property boundaries to the Final Disposal System.
- Maintain a minimum of 10' from all water lines to the Septic Tank(s) and Final Disposal System.
- An effluent filter is recommended in the septic tank.
- Pump the septic tank(s) every 3-4 years or as needed.
- A septic tank clean out riser must be installed on tank openings which are 18" or greater below grade (risers of 24" or 30" in diameter are recommended).
- Call for a final inspection prior to backfilling drained and septic tank(s). Twenty-four (24) hours notification is requested.
- Please be aware that a soil erosion permit may need to be obtained for this project.
- Maintain 75' minimum from all Type III and Type IIb wells to the Septic Tank(s) and Final Disposal System.
- The final disposal system shall have no more than 30" of cover (prefer 12" to 18").
- Divert roof drains and surface water from drainfield area.
- If the elevation of the dwelling's sewer line does not allow for gravity flow throughout the septic system, a low-pressure type septic system will need to be designed by this department. This will necessitate the installation of a pump and pump chamber.
- Mix soils to a depth of 4ft, and over-excavate any finer textured soils encountered.
- Solids pump shall be capable of pumping 30 gals per minute at 30ft of head

*Note: The processing wastewater discharged from the egg processing facility cannot be discharged into this sanitary septic system. Processed wastewater is handled through EGLE.*

### Site Plan Drawing:



# BENZIE-LEELANAU DISTRICT HEALTH DEPARTMENT

## COMMERCIAL SEPTIC PERMIT SITE SKETCH

Permit # L22-062

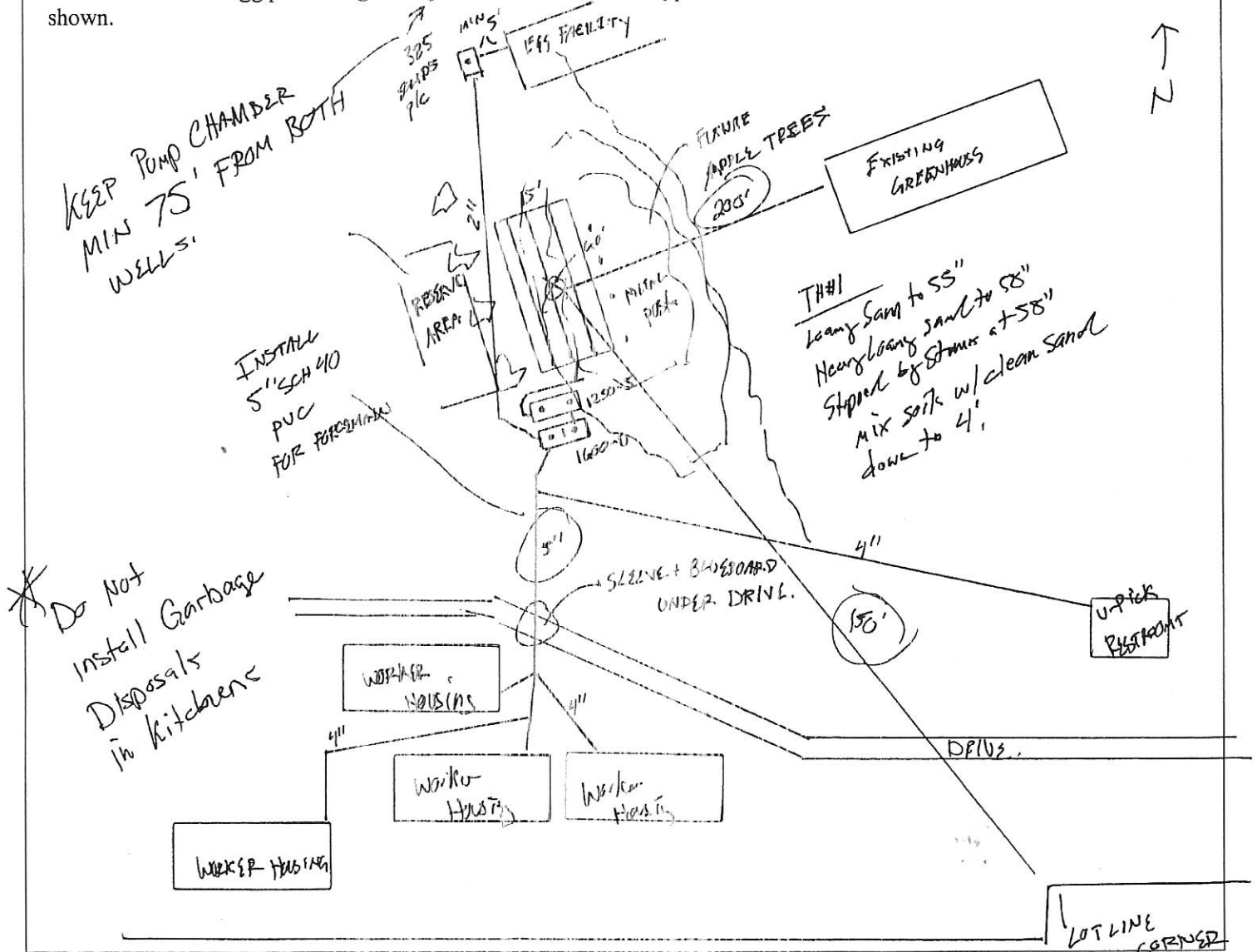
Tax ID# 45-011-020-006-00

Owner: 9 Bean Rows, LLC

**Basis of Design:** 4 worker housing units, having 1 worker per unit - 4 ppl @ 50\* gpd = 200 gpd; 1 employee bathroom in the egg processing facility (only domestic wastewater) - 3 employees @ 35 gpd = 75 gpd; and 2 restrooms at the u-pick station - 30 ppl/day @ 5 gpd = 150 gpd. Total gpd = 425 / .5 app rate = 850sq drained. 425gpd x 3 day retention = 1,275 gal septic tank, plus additional. With a 325 pump chamber for the employee restroom bldg.

\*Flow rate taken from the MCSSD for Hotels/Motels with kitchens

Install drainbed located over TH#1 as shown on diagram. Keep bottom of drainbed no deeper than 10" below the existing grade located over TH#1 (see dimensions). (If wishing to go deeper, contact the sanitarian at the time excavation begins to dig a deeper hole with the excavator as soils are stoney.) Some cutting and grading will be necessary to maintain a level drainbed. Mix soils down to 4ft below existing grade to break up the heavy loamy sand. Place 1ft of sandy cover and thin layer of topsoil over drainbed. Install a 1600-D and 1250-S septic tank near drainbed. 5 buildings will be connected to the sewer line to the first tank, and pump chamber to the tank directly as shown on diagram. Install a sanitary t-baffle in outlet of first tank. Install the 325 pump chamber with **solids pump capable of pumping 30 gpm at 30ft of head** at the Egg processing facility. Maintain 75ft from Type II well as shown, and all other isolation distances as shown.





Leelanau  
7401 E Duck Lake Rd. Suite 100  
Lake Leelanau, MI 49653  
Phone: (231) 256-0201  
Fax: (231) 256-0225

**Receipt**  
8017

Payment ID	Check # / Detail	Payment Date
VHOK-CCEST8	0579/9 Bean Rows LLC	11-Mar-2022

**Establishment**  
45-011-020-006-00  
9000 E Duck Lake Rd  
Suttons Bay MI 49682

Payment Date	Payment Type	Payment ID	Payment Details	Payment Amount
11-Mar-2022	Check	VHOK-CCEST8	Office: Leelanau, 0579/9 Bean Rows LLC	\$463.00

Fee Date	Fee Type	Fee ID	Fee Amount	Amount Paid	Balance
11-Mar-2022	Sewage (Comm, 1st 1000 gal)~2121	VHOK-CCEST7	\$463.00	\$463.00	\$0.00



There is a \$25.00 fee for an address assignment. Please refer to the attached address fee schedule.  
Only 1 address assignment per application.

**LEELANAU COUNTY APPLICATION FOR ADDRESS ASSIGNMENT**

Leelanau County Planning & Community Development  
8527 E. Government Center Dr., Ste. 108  
Suttons Bay, MI 49682  
(231) 256-9812 [planning@leelanau.gov](mailto:planning@leelanau.gov)

**PLEASE FILL IN ALL SECTIONS COMPLETELY.  
FAILURE TO DO SO WILL RESULT IN A DELAY IN ASSIGNING  
AN ADDRESS.**

**FOR OFFICE USE ONLY**

☒ Paid CC/Cash/Check  
☒ Pending  
☐ Processed  
☐ Entered in Computer

A.  
Applicant's name 9 Bear Rows LLC - Nic Welter Phone # 330-317-8368  
(Please print)  
Owner's name 9 Bear Rows Email nic@9bearrows.com  
(If different than applicant)  
Owner's mailing address 9000 E Duck Lake Rd, Suttons Bay, MI 49682

B.

I hereby request the Leelanau County Planning & Community Development Office to assign an address for a structure on the following parcel of land. (Please attach a copy of survey or site-plan if available)

Tax Parcel Number 011-012-003-00 Is this a new split? YES X NO

C.

Is there currently a structure on the property? X YES NO

If yes, what type Home - Bunkies / Cabin / etc.

Does this structure have an address? X YES NO Address # 8996 - Bakery

Reason for address request. Circle which one(s) apply.

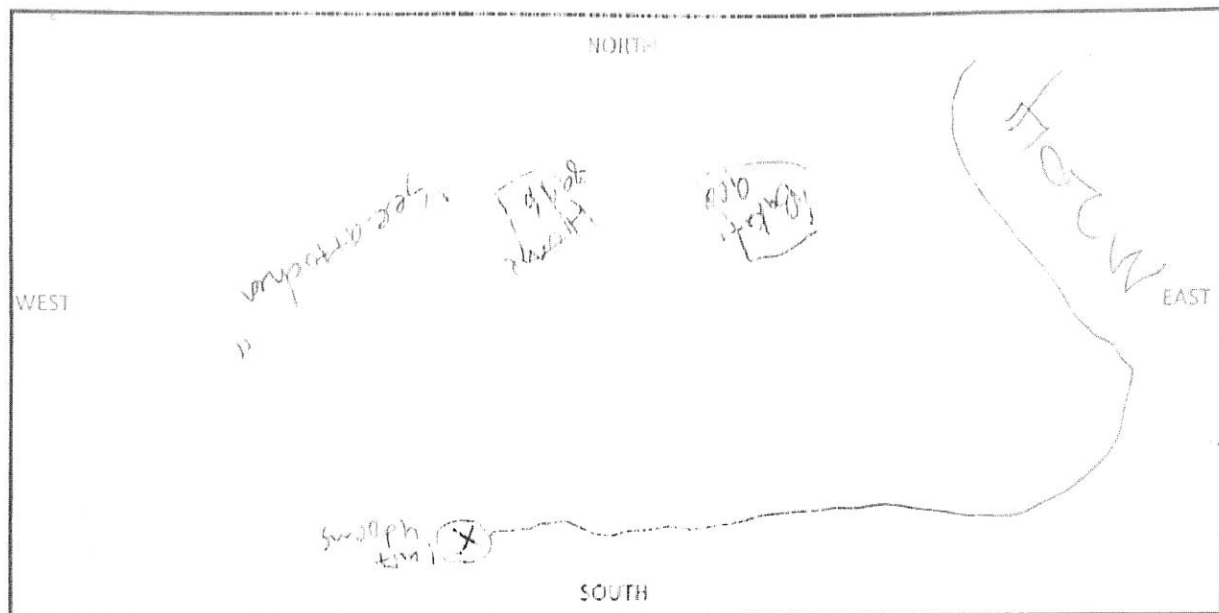
Home      Apartment      Industrial      Garage  
Mobile Home      Commercial      Pole Barn      Other Farm Worker Housing

Have permits been pulled? YES NO

applied for at Suttons Bay Health Dept; MDARD  
pending 3 BA meeting Dent of Ag  
work House

D.

**DRAW A MAP OF YOUR PROPERTY.** Show the proposed structure and all existing structures on the parcel and the location of your driveway. Include adjacent roads and any other landmarks. If you have a site plan already completed that includes this information, you do not need to fill out this portion. Just return a copy of it with this application.



I understand that the Planning & Community Development Office will assign an address based on the information I have furnished herein (legal description /survey/ site plan). I further understand that if the information that I provided is subsequently found to be in error, that a change in address might be required. I hereby agree to hold Leelanau County and its officers/employees harmless in the event of such an address change. I also understand that issuance of an address is not to be interpreted as approval to build on the lot specified on this application. **A COMPLETED ADDRESS APPLICATION WILL BE REQUIRED WHEN APPLYING FOR A BUILDING PERMIT IN LEELANAU COUNTY.**

Signature of applicant

ND White

Date

3-11-22

**DO NOT WRITE BELOW THIS LINE — FOR OFFICE USE ONLY**

Please be informed of the following official address in accordance with the Leelanau County Address Ordinance adopted 12/19/89 with amendments through June 2015.

Your official address has two parts:

(1) ADDRESS NUMBER: 9020 Unit 1, 2, 3, 4

(2) ROAD NAME: E. Duck Lake Rd.

Signed

Inf. Galla

Date

3-11-2022

Only with this line properly signed by the Leelanau County Planning & Community Development Office are copies of this sufficient evidence that an address has been issued. **NOTE:** It is the owner's responsibility to use copies of this form to notify others of the address, including utilities, post office, driver's license, and other records. Private road owners are responsible for private road signage.

# SOIL EROSION CONTROL PERMIT

Leelanau Conservation District  
Leelanau County Erosion Control Office  
8527 E. Government Center Dr., Suite 205  
Suttons Bay, MI 49682  
Phone: 231-256-9783 Fax: 231-256-7851

**PERMIT NUMBER: 22-098**

Fee Paid: \$218.00 ch#0580

Site Visit Date: 3/23/22

Date Issued: 3/23/22

Expiration Date: 3/23/23

Extension Date:

Extension Fee:

Under the provisions of Soil Erosion and Sedimentation Control, Part 91 of Act 451, authority is hereby granted to:

**OWNER /PERMITTEE**

Name: 9 Bean Rows

Address: 9000 E Duck Lake Rd

City: Suttons Bay

State/Zip: MI 49682

Phone: 330-317-8368

**CONTRACTOR**

Name: Nic Welty

Address: 9000 E Duck Lake Rd

City: Suttons Bay

State/Zip: MI 49682

Phone: 330-317-8368

**LOCATION OF PROJECT**

No. & Street: 9000 E Duck Lake Rd

Section/Range: 19/20

Township: Suttons Bay

Subdivision:

Property Tax #: 011-019-002-00, 011-020-006-00

ON-SITE RESPONSIBLE PERSON: Nic Welty 330-317-8368

EGLE PERMIT NUMBER: N/A

**DESCRIPTION OF EARTH CHANGE:**

Add farm worker housing, driveway, and septic

**PERMIT CONDITIONS (SPECIFIC):**

NO SEDIMENT OR ADDITIONAL STORM WATER IS ALLOWED TO FLOW ONTO NEIGHBORING PROPERTY AND NO SEDIMENT IS ALLOWED TO REACH THE ROAD.

INSTALL SILT FENCE AS NEEDED TO CONTAIN SEDIMENT. REMOVE ONLY AFTER THE SITE IS STABLE

  
Erosion Control Officer

**NOTE: THIS PERMIT MUST BE POSTED AT THE PROJECT SITE!**  
**You must notify the Conservation District office upon completion of your project.**  
**(ADDITIONAL CONDITIONS WILL BE FOUND ON THE REVERSE SIDE)**

**Subject:** Fwd: Bed height clarification  
**From:** Jennifer Welty <jen@9beanrows.com>  
**Date:** Tue, Apr 12, 2022 6:48 am  
**To:** Nic Welty <nic@9beanrows.com>

Last email from Ginger discussing bed height clarification.

Begin forwarded message:

**From:** "Bardenhagen, Ginger (MDARD)"  
<bardenhageng@michigan.gov>  
**Subject:** RE: Bed height clarification  
**Date:** March 10, 2022 at 8:26:27 AM EST  
**To:** Jennifer Welty <jen@9beanrows.com>

That's a good point. We need 3 feet from the ceiling to the top of the mattress. My only fear with the loft was no egress window, but you could add one in near the bed. It would need a 5.7 foot opening at that height.

With bunks, you can hop out of bed or use the ladder, so if hopping out isn't an option, I would opt to hop through a window.

I can ask the gang if they have approved any lofts, but we have discussed it before and the need for 2 points of egress comes up. But we shall see what creativity is out there.

-----Original Message-----

**From:** Jennifer Welty <jen@9beanrows.com>  
**Sent:** Thursday, March 10, 2022 7:38 AM  
**To:** Bardenhagen, Ginger (MDARD) <bardenhageng@michigan.gov>  
**Subject:** Bed height clarification

**CAUTION:** This is an External email. Please send suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)

Hi Ginger.

Nic and I are trying to figure out the best use of the space. You

mentioned no lofts yet bunkbeds with ladders are allowed. So I'm just wondering what's the highest bed height we can build the bed. We would be building this bed with the intention of having only 1 person in each cabin. The use of the space below is what is most important to us. These are going to be really nice cabins, meant to retain great seasonal workers.

Thanks

Jen

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Michigan Department of Agriculture and Rural Development  
PO Box 30776 \* Lansing MI 48909 \* 517-284-5771

791ESDMLHINSPECTR

Application is hereby made to the Director of the Michigan Department of Agriculture and Rural Development for an Agricultural Labor Camp License under Part 124, Agricultural Labor Camps of the Public Health Code 1979 PA 388 as amended.

### Agricultural Labor Camp License Application - New Camp

Application must be received by MDARD 30 days prior to camp occupancy.

License Applicant Information		Migrant Labor Housing Location	
Business Name	9 Bean Rows LLC	Camp Name	INNISTREE
Contact Name	Nicholas Welty	County	Leelanau
Street Address	9000 E. DUCK LAKE RD	Section	SUTTONS BAY / SEC 19
City, State, Zip	SUTTONS BAY MI 49682	Street Address	9000 E DUCK LAKE RD
Phone	231-271-6658	City, State, Zip	SUTTONS BAY, MI 49682
Email	NIC@9beanrows.com	Opening Date	APRIL 15

Living Unit Details and Capacity Determination			
Living Units Type	Number of Units	Total Sq. Ft.	Capacity( Round Down)
<input type="checkbox"/> House, Apt. Duplex <input type="checkbox"/> Hotel / Motel <input checked="" type="checkbox"/> Others, Please specify <u>CABIN</u>	<u>4</u>	<u>800.</u>	<u>8</u>
<input type="checkbox"/> House, Apt. Duplex <input type="checkbox"/> Hotel / Motel <input type="checkbox"/> Others, Please specify			
<input type="checkbox"/> House, Apt. Duplex <input type="checkbox"/> Hotel / Motel <input type="checkbox"/> Others, Please specify			
<input type="checkbox"/> House, Apt. Duplex <input type="checkbox"/> Hotel / Motel <input type="checkbox"/> Others, Please specify			

Water Sample Kit Needed? ☐ yes ☒ no  
Requesting H2A Workers? ☐ yes ☒ no

Total Capacity(people) 8  
License Application Fee \$ 740

Fee= Total Capacity X \$5

Max Occupancy Guide: Self-contained Units: Divide sq ft by 100; Dorms/barracks with common facilities Divide sq ft by 50; Divide sq ft by 40 if solely barracks.

Cook stoves: 1/10; Kitchen sinks: 1/10; Shower heads: 1/10; Toilets: 1/15; Sinks: 1/10; Laundry: 1/30

Please make check / money order payable to the State of Michigan and submit to the address at the top of the page

I hereby certify that the foregoing information is accurate and complete.

Applicant Signature / Date  
Please print your name here

Nicholas Welty / 3-4-2022  
Nicholas Welty

ES-001 (1/24/18)




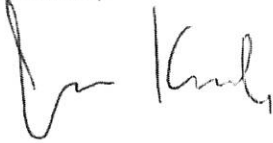
Dear Suttons Bay Township Zoning Board,

I am writing today to give support to my neighbors Jen and Nic Welty, of 9 Bean Rows. It is my understanding that they intend to build farm worker housing on their property. They have informed me that it will follow the township's zoning rules as well as adhere to the regulations set forth by Michigan Department of Agriculture, and any other rules governed by the State.

Thank you for your time

Sincerely,

Jason Karle 



Dear Suttons Bay Township Zoning Board,

I am writing today to give support to my neighbors Jen and Nic Welty, of 9 Bean Rows. It is my understanding that they intend to build farm worker housing on their property. They have informed me that it will follow the township's zoning rules as well as adhere to the regulations set forth by Michigan Department of Agriculture, and any other rules governed by the State.

Thank you for your time.

Sincerely,

Karl Spork

*Karl Z. Spork*

*April 11, 2022*